

TRANSFER  
TAX  
PAID

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## WARRANTY DEED

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**JEROME BELANGER** of Waterville, County of Kennebec, State of Maine, for consideration paid, grants to **CRAIG W. DEROSBY and JENNIFER L. DEROSBY** of Waterville, County of Kennebec, State of Maine, with warranty covenants, as joint tenants, those certain lots or parcels of land situated in the City of Waterville, County of Kennebec, State of Maine, being bounded and described as follows:

**Being Lots 84, 85 and 86** as shown on a plan of Cool Street Heights made by Ernest W. Branch, Surveyor, dated June 8, 1921, and recorded in Kennebec County Registry of Deeds, which lots are situated on the southerly side of Merryfield Avenue; Lot 84 measures forty (40) feet and Lots 85 and 86 each measure thirty (30) feet on Merryfield Avenue, said lots together containing six thousand (6,000) square feet.

This conveyance is subject to the restriction that no huts or shanties are to be built on said lots.

Meaning and intending to convey the same premises described in warranty deed from Oscar J. Labrie and Florence Labrie to Jerome Belanger dated August 17, 1942, recorded in Kennebec County Registry of Deeds, Book 790, Page 517.

Also, conveying those certain lots or parcels of land situated in the City of Waterville, County of Kennebec, State of Maine, being bounded and described as follows:

**Being Lots 87 and 88** according to a plan of lots at Cool Street Heights being made for A.F. Hutchinson Land Co., Inc. by Ernest W. Branch, Surveyor, dated June 8, 1921, and recorded in Kennebec County Registry of Deeds in the Portfolio; said lots taken together measure about sixty (60) feet on Merryfield Avenue; said lots taken together contain about six thousand (6,000) square feet according to said plan.

This conveyance is made subject to the following restrictions: No huts or shanties to be built on said lots. Said Grantor does not hold itself liable for the enforcement of these restrictions.

Meaning and intending to convey the same premises described in quitclaim deed from Federal Trust Company to Jerome Belanger and Mary Jane Belanger dated June 13, 1945, recorded in Kennebec County Registry of Deeds, Book 824, Page 32. Mary Jane Belanger died on September 23, 1978, leaving her husband, Jerome Belanger, as her sole heir.

**Excepting and reserving**, that certain lot or parcel of land conveyed by Jerome J. Belanger to Victoria E. Jurdak and Linda L. Jurdak by warranty deed dated July 10, 1990, recorded in Kennebec County Registry of Deeds, Book 3763, Page 93, more particularly bounded and described as follows:

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Beginning at a point on the southerly side of said Merryfield Avenue as marked by a granite monument, said point being the northeasterly corner of the land of Grantor herein and also being the northwesterly corner of the land now or formerly of Victoria E. Jurdak and Linda L. Jurdak; thence in a southerly direction along the present boundary line of Grantor herein and said Judaks a distance of one hundred (100) feet to a point; thence in a westerly direction a distance of ten (10) feet to a point; thence in a northerly direction a distance of one hundred (100) feet to a point on the southerly side of Merryfield Avenue; thence along the southerly side of Merryfield Avenue a distance of ten (10) feet to the point of beginning, meaning and intending to convey a rectangular parcel of land.

WITNESS my hand and seal this 27<sup>th</sup> day of February, 2001.

William P. Dubord

Jerome Belanger  
Jerome Belanger

STATE OF MAINE  
COUNTY OF KENNEBEC

February 23, 2001

Then personally appeared the above named Jerome Belanger and acknowledged the foregoing instrument to be his free act and deed.

Before me,

William P. Dubord  
Notary Public - Attorney At Law

WILLIAM P. DUBORD  
Attorney At Law  
Notary Public  
My Commission Expires 6/26/2001

